



# Sandy City Council Office

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**Memorandum**  
November 3, 2020

To: All City Council Members  
Cc: Mike Applegarth, Council Office Executive Director  
From: Council Member Brooke Christensen  
Subject: Proposed Zone Creation for Kuwahara Farms in the Historic District

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## Background

Currently, Kuwahara Farms exists in the Neighborhood Commercial (Historic Sandy Neighborhood District) Zone, or CN(HSN). However, there are many unique aspects to this business that make it unable to fully conform with the exact specifications of that zone. To further promote small business, agriculture, and the Historic District area, it is my recommendation that the Council consider the creation of a new zone.

## Process

Direct Staff to bring to the Council for review a proposal for a new zone that includes the characteristics below. Following Council review, the proposed zone will then go through the standard process, including Planning Commission review and recommendation, before coming back to Council for final adoption.

## Recommended Characteristics

- 1) The new zone should only be allowed within the boundaries of Historic Sandy. This is not unusual, as most other zones within the Historic Sandy area follow a similar standard.
- 2) Uses
  - a) Caretaker Residents as a Permitted Use
  - b) Produce & Food Sales as a Permitted Use
  - c) Agricultural and Horticultural Production (to be defined by staff) as Permitted Uses
  - d) Plant Nursery & Sales as a Temporary Permit that will allow up to 180 days of use broken up over the calendar year
  - e) Include other uses as recommended by staff
- 3) Development Standards
  - a) Lot sizes, setbacks, heights, materials, etc. for the zone should be defined by staff
  - b) Consider alternative parking surfaces
  - c) Consider adjusting parking requirements
  - d) Consider options for existing buildings on site
  - e) Include other standards as recommended by staff

## Other Instructions

In the case of Kuwahara Farms, staff should make the best attempt possible to make use of any site plans that have already been submitted to the City and should allow Kuwahara Farms to augment or make amendments to their submitted site plan as deemed necessary by staff whenever possible.